184.0	0007	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,700 / 794,700
					USE VALUE:	794,700 / 794,700
					ASSESSED:	794,700 / 794,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		VIRGINIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SRIRAMULU SURESH
Owner 2:	BALASUBRAMHANYA LALITHA
Owner 3:	
Street 1:	23 VIRGINIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRANATO GARY/ETAL -
Owner 2:	GRANATO LEAH -
Street 1:	23 VIRGINIA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 2565 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6620.000	361,000	700	433,000	794,700
Total Card	0.152	361,000	700	433,000	794,700
Total Parcel	0.152	361,000	700	433,000	794,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.82 /Parcel: 309.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124083

GIS Ref

GIS Ref

Insp Date 08/25/18

!14338!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	361,000	700	6,620.	433,000	794,700		Year end	12/23/2021
2021	101	FV	348,500	700	6,620.	433,000	782,200		Year End Roll	12/10/2020
2020	101	FV	348,600	700	6,620.	433,000	782,300	782,300	Year End Roll	12/18/2019
2019	101	FV	281,900	700	6,620.	433,000	715,600	715,600	Year End Roll	1/3/2019
2018	101	FV	279,600	700	6,620.	365,000	645,300	645,300	Year End Roll	12/20/2017
2017	101	FV	279,600	700	6,620.	334,000	614,300	614,300	Year End Roll	1/3/2017
2016	101	FV	259,300	500	6,620.	284,600	544,400	544,400	Year End	1/4/2016
2015	101	FV	243,700	500	6,620.	247,400	491,600	491,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:48:33

LAST REV

Date	Time
12/03/19	14:02:37
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANATO GARY/ET	43778-509		9/27/2004		460,000	No	No		
COMEAU MICHAEL	26498-564		7/16/1996		250,100	No	No		Y

USER DEFINED

Prior Id # 1:	124083
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2019	9247	Re-Roof	8,600	C				
10/29/2015	1666	Add Bath	6,300					
9/17/2015	1357	Addition	83,100		9/17/2015			Single story addit
10/6/2009	4723	Manual	4,723					

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	BS	Barbara S
7/11/2018	TTL REFUSAL	CC	Chris C
7/14/2016	Left Notice	DGM	D Mann
7/14/2016	Permit Visit	DGM	D Mann
3/14/2009	Meas/Inspect	372	PATRIOT
11/13/2008	Entry Denied	345	PATRIOT
9/22/2005	MLS	BR	B Rossignol
1/24/2005	MLS	MM	Mary M
12/29/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6620		Sq. Ft.	Site		0	70.	0.93	7									433,019						433,000	

Total AC/HA:	0.15197	Total SF/SM:	6620	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,019	Spl Credit		Total:	433,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.25137448
Const Adj.:	0.98980004
Adj $ / SQ:	136.247
Other Features:	86950
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443536
Depreciation:	82498
Depreciated Total:	361038

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

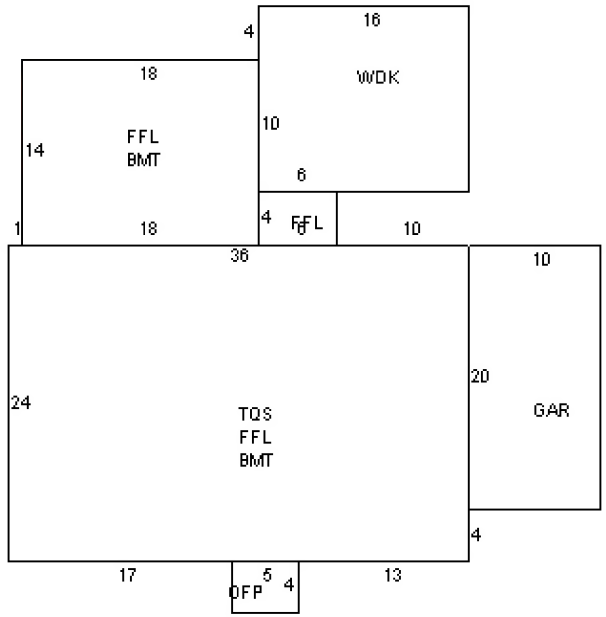
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.87
Special Features:	0	Val/Su Net:	109.99
Final Total:	361000	Val/Su SzAd	206.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	136.250	152,052
BMT	Basement	1,092	63.870	69,742
TQS	3/4 Story	630	136.250	85,836
WDK	Deck	224	10.360	2,320
GAR	Garage	200	27.220	5,444
OFP	Open Porch	20	43.550	871

Net Sketched Area:	3,282			Total:	316,265
Size Ad	1746	Gross Area	3492	FinArea	2565

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2015	4.93	T	5	101			700			700
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc